

# COLUMBIA COUNTY BUILDING DEPARTMENT

## COMMERCIAL CHECKLIST

### MINIMUM PLAN REQUIREMENTS:

**FLORIDA BUILDING CODE 2023, NATIONAL ELECTRIC CODE 2020, FLORIDA PLUMBING CODE, FLORIDA MECHANICAL CODE, AND GAS CODE 2023**

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODES. ALL PLANS OR DRAWINGS SHALL PROVIDE CALCULATIONS AND DETAILS THAT HAVE THE SEAL AND SIGNATURE OF A CERTIFIED ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF FLORIDA, OR ALTERNATE METHODOLOGIES, APPROVED BY THE STATE OF FLORIDA BUILDING COMMISSION.

FOR DESIGN PURPOSES, THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609.3(1) THROUGH 1609.3(4) ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES.

JOB SITE ADDRESS: 1855 NW CR 25A, LAKE CITY, FL 32055

APPLICANT - PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL													
GENERAL REQUIREMENTS													
										YES	NO	N/A	
1	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	If the design professional is an architect or engineer legally registered under the laws of this state regulating the practice of architecture as provided for in Chapter 481, Florida Statutes, Part I, or engineering as provided in Chapter 471, Florida Statutes, then he or she shall affix his or her official seal to said drawings, specifications and accompanying data, as required by Florida Statute										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The design professional signature shall be affixed to the plans										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Two (2) complete sets of plans, One (1) if digitally sealed, with the architecture or engineer signature and the date the affixed embossed symbol was placed on the plans.										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BUILDING SITE PLAN REQUIREMENTS													
5	Parking, including provision Florida Building Code Accessibility Code										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fire access, showing all driveways that are accessible for emergency vehicles										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Driving/turning radius of parking lots										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Vehicle loading include truck dock loading or rail site loading										<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Nearest or number of onsite Fire hydrant/water supply/post indicator valve (PIV)										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Setback of all existing or proposed structures from each structure and property boundaries, Show all separation including assumed property lines										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Location of specific tanks (above or under grown water lines and sewer lines and septic tank and drain fields)										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	All structures exterior views include finished floor elevation										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Total height of structure(s) from established grade										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REVIEW REQUIRED BY THE COLUMBIA COUNTY FIRE DEPARTMENT ITEMS 15 - 45 (WE CONTACT THE FIRE DEPARTMENT FOR YOU)													
14. Occupancy group use (select all uses)	Group A (Assembly) <input checked="" type="checkbox"/>	Group B (Office) <input checked="" type="checkbox"/>	Group E (Educational) <input type="checkbox"/>	Group F (Factory) <input type="checkbox"/>	Group H (Hospital) <input type="checkbox"/>	Group I (Institutional) <input type="checkbox"/>	Group M (Manufacturing) <input type="checkbox"/>	Group R (Retail) <input type="checkbox"/>	Group S (Storage) <input checked="" type="checkbox"/>	Group U D (Uses not elsewhere specified, Dormitory) <input type="checkbox"/>			
15	Special occupancy requirements										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Incidental use areas (total square footage for each room of use area)										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Mixed occupancies										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	REQUIRED SEPARATION OF OCCUPANCIES IN HOURS FBC TABLE 707.3.10										<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MINIMUM TYPE OF PERMITTED CONSTRUCTION BY CODE FOR OCCUPANCY USE**  
**(circle the construction type FBC 602)**

19	Type I (FBC: 602.2) <input type="checkbox"/>	Type II (FBC: 602.2) <input type="checkbox"/>	Type III (FBC: 602.3) <input type="checkbox"/>	Type IV (FBC: 602.4) <input type="checkbox"/>	Type V (FBC: 602.5) <input type="checkbox"/>
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**FIRE-RESISTENT CONSTRUCTION REQUIREMENTS**

		YES	NO	N/A
20	Fire-resistant separations	X		
21	Fire-resistant protection for type of construction	X		
22	Protection of openings and penetrations of rated walls	X		
23	Protection of corridors and penetrations of rated walls	X		
24	Fire blocking and draft stopping and calculated fire resistance	X		

**FIRE SUPPRESSION SYSTEMS**

25	Early warning smoke evacuation systems Schematic fire sprinklers Standpipes	X		
26	Standpipes	X		
27	Pre-engineered systems	X		
28	Riser diagram	X		

**LIFE SAFETY SYSTEMS**

29	Occupant load and egress capacities	X		
30	Early Warning	X		
31	Smoke Control	X		
32	Stair Pressurization	X		
33	Systems Schematic	X		

**OCCUPANCY LOAD/EGRESS REQUIREMENTS**

34	Occupancy load	X		
35	Gross occupancy load	X		
36	Net occupancy load	X		
37	Means of egress	X		
38	Exit access	X		
39	Exit discharge	X		
40	Stairs construction/geometry and protection	X		
41	Doors	X		
42	Emergency lighting and exit signs	X		
43	Specific occupancy requirements	X		
44	Construction requirements	X		
45	Horizontal exits/exit passageways	X		

**STRUCTURAL REQUIREMENTS**

46	Solid conditions/analysis	X		
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**STRUCTURAL REQUIREMENTS (CONT'D)**

		YES	NO	N/A
47	Termite Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
48	Design Loads	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
49	Wind Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
50	Building Envelope	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
51	Structural Calculations (if required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
52	Foundation for structures with foundation which establish new electrical utility companies service connection, a Concrete Encased Electrode will be required per the National Electrical Code article 250.52.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
53	Wall Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
54	Floor Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
55	Roof Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
56	Threshold Inspection Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
57	Stair Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>MATERIALS</b>				
58	Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
59	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
60	Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
61	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
62	Plastic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
63	Glass	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
64	Masonry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
65	Gypsum Board and Plaster	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
66	Insulating (mechanical)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
67	Roofing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
68	Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ACCESSIBILITY REQUIREMENTS</b>				
69	Site Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
70	Accessible Route	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
71	Vertical Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
72	Toilet and Bathing Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
73	Drinking Fountains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
74	Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
75	Special Occupancy Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
76	Fair Housing Requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**REVIEW REQUIRED BY THE COLUMBIA COUNTY FIRE DEPARTMENT ITEMS 77 - 82  
(WE CONTACT THE FIRE DEPARTMENT FOR YOU)  
INTERIOR REQUIREMENTS SHALL INCLUDE THE FOLLOWING:**

		YES	NO	N/A
77	Interior Finishes (flame spread/smoke development)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
78	Light and Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
79	Sanitation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SPECIAL SYSTEMS</b>				
80	Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
81	Escalators	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
82	Lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SWIMMING POOLS</b>				
83	Barrier Requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
84	Spas and Wading Pools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
85	Access required per Florida Building Code 454.1.2.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>ELECTRICAL</b>				
86	Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
87	Services for structures with foundation which establish new electrical utility companies service connection, a Concrete Encased Electrode will be required within the foundation to serve as a grounding electrode system per the National Electrical Code article 250.52.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
88	Feeders and Branch Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
89	Overcurrent Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
90	Grounding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
91	Wiring Methods and Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
92	GFCIs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
93	Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
94	Special Occupancies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
95	Emergency Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
96	Communication Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
97	Low Voltage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
98	Load Calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PLUMBING</b>				
99	Minimum Plumbing Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
100	Fixture Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
101	Water Supply Piping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
102	Sanitary Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
103	Water Heaters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
104	Vents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**PLUMBING (CONT'D)**

		YES	NO	N/A
105	Roof Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
106	Back Flow Prevention	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
107	Irrigation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
108	Location of Water Supply Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
109	Grease Traps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
110	Environmental Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
111	Plumbing Riser	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MECHANICAL  
REVIEW REQUIRED BY THE COLUMBIA COUNTY FIRE DEPARTMENT ITEMS 113 - 116  
(WE CONTACT THE FIRE DEPARTMENT FOR YOU)**

112	Energy Calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
113	Exhaust Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
114	Clothes Dryer Exhaust	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
115	Kitchen Equipment Exhaust	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
116	Specialty Exhaust Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EQUIPMENT LOCATION**

117	Make-up Air	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
118	Roof-mounted Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
119	Duct Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
120	Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
121	Laboratory	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
122	Combustion Air	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
123	Chimneys, Fireplaces, and Vents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
124	Appliances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
125	Boilers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
126	Refrigeration	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
127	Bathroom Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**GAS  
REVIEW REQUIRED BY THE COLUMBIA COUNTY FIRE DEPARTMENT ITEMS 128 - 136  
(WE CONTACT THE FIRE DEPARTMENT FOR YOU)**

128	Gas Piping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
129	Venting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
130	Combustion Air	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
131	Chimneys and Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
132	Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
133	Type of Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
134	Fireplaces	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

GAS (CONT'D)					
			YES	NO	N/A
135	LP Tank Location		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
136	Riser Diagram/Shutoffs		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>NOTICE OF COMMENCEMENT</b>					
137	A recorded (in Columbia County Clerks Office) Notice of Commencement is required to be on file with the building department <b>before any inspections will be granted</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>DISCLOSURE STATEMENT FOR OWNER BUILDERS</b>					
138	An Owner Builder Disclosure Statement must be on file prior to issuance of any permit to an Owner Builder - Owner Builders can pull their own permit for any project up the estimated cost of \$75,000		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PRIVATE POTABLE WATER</b>					
139	Horse Power of Pump Motor		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
140	Capacity of Pressure Tank		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
141	Cycle Stop Valve if Used		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>THE FOLLOWING ITEMS MUST BE SUBMITTED WITH BUILDING PLANS</b>					
142	<b>Building Permit Application</b>	A Building Permit Application is to be completed by following the checklist all supporting documents must be submitted. Completed applications can be brought in to the office or applied for online @ <a href="https://www.columbiacountyfla.com/PermitSearch/MyBNZPortalLogin.aspx">https://www.columbiacountyfla.com/PermitSearch/MyBNZPortalLogin.aspx</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
143	<b>Parcel Number</b>	The parcel number (Tax ID number) from the Property Appraiser is required. A copy of property deed is also required. Call 386.758.1083	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
144	<b>Environmental Health Permit or Sewer Tap Approval</b>	A copy of an approved Environmental Health signed site plan approval (Call 386.758.1058) or an approved City of Lake City (Call 386.752.2031) sewer tap letter is required before building permit can be issued. <b>Toilet facilities shall be provided for construction workers.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
145	<b>Driveway Connection</b>	A right-of-way application must be application must be applied for with all new structures. If drive is confirmed to be existing, a fee may not be applied. If it is determined a connection is necessary, the fee is \$150.00. If the project is to be located on an FDOT maintained road, then an FDOT access permit is required. Use or joint use of driveways will comply with Florida Department of Transportation specifications. If the project is to be located on an FDOT maintained road, then an FDOT access permit is required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
146	<b>Suwannee River Water Management District Approval</b>	All commercial projects must have an SRWMD permit issued or an exemption letter, before a building permit will be issued.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147	<b>Flood Management</b>	All projects within the Floodway of the Suwannee or Santa Fe Rivers shall require permitting through the Suwannee River Water Management District, before submitting application to this office. Any project located within a flood zone where the base flood elevation (100-year flood) <b>has been</b> established shall meet the requirements of section 8.8 of the Columbia County Land Development Regulations. Any project that is located within a flood zone where the base flood elevation (100-year flood) <b>has not been</b> established shall meet the requirements of section 8.7 of Columbia County Land Development Regulations. A development permit will also be required. <b>The development permit cost is \$50.00.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
148	<b>Flood Management</b>	A CERTIFIED FINISHED FLOOR ELEVATION WILL BE REQUIRED ON ANY PROJECT WHERE THE BASE FLOOD ELEVATION (100 YEAR FLOOD) HAS BEEN ESTABLISHED OR IT HAS BEEN DETERMINED BY THE PLAT.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
149	<b>911 Address</b>	An application for a 911 address must be applied for and received through the Columbia County 911 Addressing Department by applying online @ <a href="https://www.columbiacountyfla.com/PermitSearch/AddressingApplication.aspx">https://www.columbiacountyfla.com/PermitSearch/AddressingApplication.aspx</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section 105 of the Florida Building Code defines the:

**Section 105.3.2 - Time limitation of application**

Pursuant to Chapter 1, Section 101.2 of the Florida Building Code: An application for a permit shall be abandoned 180 days after its filing unless the application is pursued in good faith or a permit has been issued. The building official may grant extensions of up to 90 days each, upon written request with justifiable cause.

**Section 105.4.1 - Permit Intent**

Pursuant to Chapter 1, Section 101.2 of the Florida Building Code: A permit issued is not an authorization to violate, alter, or bypass any provisions of the technical codes. It does not prevent the building official from requiring corrections to plans, construction, or code violations. A permit becomes invalid unless work is commenced within six months after issuance, or if work is suspended or abandoned for six month after commencement.

**Section 105.4.1.1 - Permit Revocation and Reissuance**

If work has commenced and the permit is revoked, becomes null and void, or expires due to lack of progress or abandonment, a new permit must be obtained before proceeding.

**Section 105.4.1.2 - Permit Expiration**

If a new permit is not obtained within 180 days after the original permit becomes null and void, the building official may require the removal of any work commenced or completed. Alternatively, a new permit may be issued if the existing work complies with applicable regulations at the time of permit expiration and those effective between expiration and reissuance.

**Section 105.4.1.3 - Active Progress**

Work is considered active when an approved inspection occurs within 180 days. This requirement does not apply if work is halted due to civil commotion, strike, judicial injunction, or similar processes.

**Section 105.4.1.4 - Renewal/Extension Fees**

The fee for permit renewal, reissuance, or extension shall be set by the administrative authority.

**Building Permit Notification**

Once your application is approved, you will receive an email from the Columbia County Building & Zoning Department informing you that your building permit is ready to be issued upon payment.

**Ordinance Sec. 90-75 – Construction Debris**

It is unlawful to dispose of solid waste, including construction or demolition debris, except at authorized disposal sites or the county's waste facilities. Temporary storage of construction or demolition debris on-site for up to seven days is allowed, pending lawful disposal. However, debris must be removed before a certificate of occupancy is issued. The burning of construction debris or vegetative trash is allowed if done in compliance with legal permits and regulations. Disposal of solid waste, special waste, or debris in public streets, right-of-ways, or other public areas is prohibited, and no burial of vegetative trash is allowed on public property under 10 acres.